



## COUNTY OF LOUDOUN PARKS, RECREATION AND COMMUNITY SERVICES REFERRAL MEMORANDUM

**To:** Mike Elabarger, Project Manager, Planning Department **(MSC#62)**  
**From:** Brian G. Fuller, Park Planner, Facilities Planning and Development  
**(MSC #78)**  
**Through:** Mark A. Novak, Chief Park Planner, Facilities Planning and Development  
**CC:** Diane Ryburn, Director  
Steve Torpy, Assistant Director  
Su Webb, Park Board, Chairman, Catoctin District  
Jean Ault, Park Board, Vice Chairman, Dulles District  
Robert C. Wright, PROS Board, Open Space Member  
James E. O'Connor, PROS Board, Open Space Member  
**Date:** February 16, 2010

**Subject:** **Belmont Glen Village (3<sup>rd</sup> Submission)**  
**ZCPA 2009-0007 & ZMOD 2009-0004**

**Election District:** Dulles **Sub Planning Area:** Ashburn

**MCPI #** 195-19-3084

### **BACKGROUND AND ANALYSIS:**

The Property is located on the west side of Route 659 (Belmont Ridge Road), north of the Beaverdam Reservoir and along the east side of Goose Creek. The Property is also approximately one mile south of the Route 659 grade-separated interchange on the Dulles Greenway, and across Route 659 from the Broadlands planned community. The Property was rezoned June 15, 2004 (ZMAP 2004-0006) to PD-H3 (administered as R-8 Traditional Design Option) Planned Development Housing and consists of approximately 143 acres. The Applicant is ultimately developing the Property as a single family detached residential community.

As part of the rezoning, approximately 61.33 acres of land along Goose Creek is proffered to be dedicated to the County as depicted on the CDP as Open Space/Park Land along Goose Creek. The Department of Parks, Recreation and Community Services (PRCS) supported the dedication of the park land as a great opportunity to preserve the environmental integrity of the stream and river corridor in the form of a linear park. A linear park would offer interesting educational opportunities in promoting awareness of the river and stream ecosystem, wildlife habitat, and cultural heritage studies. PRCS also views this as an important linkage for a stream corridor trail system, connecting the Beaverdam Reservoir to the south, to the Goose Creek Preserve planned community to the north.

The Applicant has now submitted a ZCPA to amend ZMAP 2004-0006 from the approved concept plan from the R-8 traditional design option to standard R-8. Also, a ZMOD has been submitted to modify Sections 3-509, 4-109, 4-110, and 7-103 for minimum buffer, external site relationships, and internal site relationships, and affordable dwelling unit density adjustments. Staff has also previously reviewed and commented on several of the project plans, including SPBL 2004-0026, SBRD 2007-0010, CPAP 2008-0066, and SBRD 2009-0002.

## **COMMENTS:**

With respect to the Department of Parks, Recreation and Community Services (PRCS), Staff offers the following comments and recommendations:

1. On Sheet 3 of the CDP, please label Landbay "C" Open Space Dedication Line as, "Future Public Passive Park."

*Applicant Response:* Sheet 3 has been revised as recommended.

**Issue Status: Resolved.**

2. PRCS requests that the Applicant proffer signage within the "Future Public Passive Park" in Landbay C. This may include, but not be limited to, entrance signage, interpretive signage, and trail markers. The signage should meet PRCS standards at the time of installation.

*Applicant Response:* The applicant is proffering a \$1,000 contribution to the County to install directional signage for the passive park.

**Issue Status:** PRCS acknowledges the addition of Proffer 36 and appreciates the Applicant's contribution toward future park signage. However, Staff requests that the 2<sup>nd</sup> sentence of Proffer 36 be revised to state the contribution shall be paid at time of parkland dedication at County request, per Proffer 12.

*Applicant Response:* Proffer 35 (formerly Proffer 36) has been revised as recommended by staff.

**Issue Status: Resolved.**

3. PRCS requests a revised entrance to Landbay C, to include a trailhead with vehicular parking in the vicinity of the future Loudoun Water Pump Station.

*Applicant Response:* Since this is a single family residential community, it was never intended that Belmont Glen Village would provide vehicular access for

*members of the public to access the Goose Creek passive linear park. Rather, vehicular traffic could park and access the linear park from the Tillet park site to the south of the commercial portion of Goose Creek Village to the north. Pedestrian access is being provided to the general public from the Belmont Ridge Road trail via the access trail provided on the existing gravel roadway along the south side of Belmont Glen Village property to the pedestrian sidewalk network within Belmont Glen Village to the break between lots 184 and 185. The applicant will grant a public access to the County-owned parkland over the access driveway being constructed to access the stormwater management pond for maintenance.*

**Issue Status:** Staff notes the labels on the CDP and the revision of Proffer 16. However, please revise the 1<sup>st</sup> sentence, line 5, to refer to Proffer 11 above, not Proffer 12.

Furthermore, please revise the Proffer to state that a public access easement will be placed over the trail at the time of public parkland dedication, per (revised) Proffer 12.

Applicant Response: Proffer 16 has been revised as recommended by staff.

**Issue Status:** Resolved.

4. PRCS requests that the Applicant consider adjusting the location of the "SWM Pond" out of Landbay C.

Applicant Response: The land area encompassed by the SWM pond has been excluded from the area being dedicated to the County, in response to staff's request. The applicant is maintaining the current commitment of dedicating 61.33 acres to the County for the passive linear park along Goose Creek.

**Issue Status:** Resolved.

## **CONCLUSION:**

PRCS has reviewed the Applicant's responses and would not be in objection to an approval of this application as presented.

If you have any questions or concerns regarding these comments, please do not hesitate to contact me personally via phone at 571-258-3251, or via e-mail at [brian.fuller@loudoun.gov](mailto:brian.fuller@loudoun.gov). You may also contact Mark Novak, Chief Park Planner, via phone at 703-737-8992, or via e-mail at [mark.novak@loudoun.gov](mailto:mark.novak@loudoun.gov). I look forward to attending any meetings or work sessions to offer PRCS support, or to be notified of any further information regarding this project.